

**EVALUATION AND APPRAISAL REPORT
MINIMUM CONTENTS AS REQUIRED BY
SUBSECTION 163.3191(2), FLORIDA STATUTES**

- (a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.
- (b) The extent of vacant and developable land.
- (c) Financial feasibility of achieving the comprehensive plan and providing needed infrastructure to achieve and maintain adopted level of service standards through the capital improvements element, as well as the financial feasibility of correcting infrastructure backlogs and meeting demands of growth.
- (d) The location of existing development in relation to the location of development anticipated in the plan, such as within areas designated for urban growth.
- (e) Identification of major issues for the jurisdiction, and, where applicable, potential social, economic and environmental impacts.
- (f) Relevant changes to the state comprehensive plan, state growth management act, Florida Administrative Code that implements the state growth management act, and the Regional Policy Plan since the adoption of the local plan (or adoption of the most recent EAR-based amendments.)
- (g) An assessment of whether plan objectives in each element, as they relate to these major issues, have been achieved. (This section of the report will include, as appropriate, information on whether any unforeseen changes resulted in problems or opportunities.)
- (h) A BRIEF assessment of successes and shortcomings of each element.
- (i) Identification of any needed corrective measures for the plan.
- (j) A summary of the public participation program used to write the EAR.
- (k) The success or failure of coordination of the land use plan and residential development with public schools and their capacities, as well as joint decision-making processes of local government and school board in establishing population projections and siting of school facilities.
- (l) Success in coordinating potable water element with the Water Management District Regional Water Supply Plan.
- (m) For those land areas within the coastal high hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including redevelopment following a natural disaster.

In addition to these topics that are identified in the Statute, the staff of the State Department of Community Affairs (DCA) has also advised that the issue of provision of affordable and workforce housing must also be evaluated.

EVALUATION AND APPRAISAL REPORT ISSUES FROM JUNE 8, 2004 SCOPING MEETING

TRANSPORTATION SYSTEM ISSUES (Affected Elements: Transportation Element, Capital Improvements Element)

Procedural issues: for amendments, can an executive summary for public review (or a two page summary with a table of contents of the whole element) be posted on the website in future, with maps; can materials be e-mailed to the public for comments.
Policy issues: City will need to change policies when County adopts Transit concurrency; funding for alternative transportation modes (trails, pedestrian, transit) needs to be identified; need to identify bus lanes, bus rapid transit and/or dedicated bus lanes similar to a rail system to meet existing and future needs.

FINANCIAL FEASIBILITY ISSUES (Affected Elements: Capital Improvements Element)

Policy issues: Who determines funding sources? Can the City identify funding sources for service needs (for example, an impact fee), or is this dictated by the State?

SCHOOL ISSUES (Affected Elements: Intergovernmental Coordination Element, Land Use Element)

Policy issues: Although a School Element is not required in Comprehensive Plan, can provisions for Charter Schools, such as those provided in Pembroke Pines, be included in the Comprehensive Plan? Can the Interlocal Agreement with the School Board that Fort Lauderdale was required adopt be revised to include Fort Lauderdale school issues if they are comp plan issues?

HOUSING ISSUES: (Affected Elements: Housing Element, Land Use Element, Capital Improvements Element)

Policy issues: Workforce housing should be addressed and should be understood as not a solution for low income housing needs; can Fort Lauderdale address its affordable and workforce housing issues without totally solving the issue; it should be recognized that there is not one single solution to all the issues; can Fort Lauderdale consider what other communities are doing in terms of requiring minimum densities in some areas to make certain that families are accommodated; Neighborhood Association concerns may vary and will have to be addressed (i.e., monster mansions may be concern in one Neighborhood while another is concerned about low to mid-income dwelling units); each Neighborhood could establish certain principles; Downtown is a possible location for affordable housing, using the guidelines of the Master Plan; who will pay for or subsidize affordable housing; can the City partner with nonprofits for possible funding?

PEDESTRIAN-FRIENDLY, TRANSIT PROMOTION ISSUES (Affected Elements: Land Use Element, Transportation Element, Intergovernmental Coordination Element)

Policy issues: City should look into encouraging development in some locations where non-reliance on the automobile will be a requirement; credits for home loans (?); City should waive parking requirements in exchange for public transit funds [impact fees?];

scheduling and coordination with Tri-Rail is inadequate and limits options for activity downtown – an Interlocal Agreement between the City and Tri-Rail may be necessary to improve connections; Tri-Rail has a negative perception that reflects on the City and better marketing efforts are needed (example: the electric bus identifies South Beach as the “L” identifies Chicago.)

NEIGHBORHOOD CONSERVATION AREA ISSUES: (Affected Elements: Land Use Element, Parks and Recreation Element)

Policy issues: City should find areas in City neighborhoods that can be used and preserved for open space – green areas, instead of development; City should develop a detailed Open Space Master Plan separate from the Comprehensive Plan; Neighborhoods would like to work with the City on the Open Space Master Plan.

DENSITY AND PROPERTY RIGHTS ISSUES: (Affected Elements: Land Use Element, Housing Element, Parks and Recreation Element)

Policy issues: Open Space and Historic Preservation are connected to Affordability of housing, transit, etc. – City needs to achieve relationship between all elements (critical mass of population needed to support transit, allow affordable housing) but cannot condemn property. Options to explore include County EAR-based amendments that the City might use such as collapsing of flexibility zones to create one flex zone city-wide, under that proposal (for example) investigate ability to move Barrier Island flex units to unit-starved area, i.e., the Downtown RAC; another option is allowing property owners the right to sell development rights in order to preserve green open space; identifying specific receiving areas for development rights and flex units. Explore the idea of lowering density in one area and raising it in other (to support transit, etc.) by allowing development rights transfer.

NEW “GREENING” ISSUES: (Affected Elements; Land Use Element, also ULDR, Building Codes)

Policy issues: Increase ‘green’ aspects of the City by requiring roof top gardens on tall buildings; use of pervious concrete, bamboo. Explore Form-based Zoning. Neighborhoods to work with the City on the Open Space Master Plan.